

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION**

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April 6, 2004

**FROM: MICHAEL E. HAYS, DIRECTOR
LAND USE SERVICES DEPARTMENT/CURRENT PLANNING DIVISION**

**SUBJECT: SCHEDULE PUBLIC HEARING TO CONSIDER APPROVAL OF A GENERAL
PLAN AMENDMENT AND A CONDITIONAL USE PERMIT; APPLICANT:
EXCEL SCIENTIFIC, INC.; APN: 0351-052-16; COMMUNITY: WEST CAJON
VALLEY**

RECOMMENDATION:

1. **SCHEDULE** a public hearing on TUESDAY, APRIL 20, 2004, at 10:00 AM to consider a **DECLARATION OF AN INTENT** to:
 - a) **ADOPT** a Mitigated Negative Declaration;
 - b) **ADOPT** a General Plan Amendment to change the land use designation from Rural Living (RL) to Community Industrial (IC) on 8.01-acres; Applicant: Excel Scientific, Inc.; JCS/Index: 11441CF1/DN55-64N/2002/GPA/CUP01; APN: 0351-052-16; Community: West Cajon Valley
 - c) **APPROVE** a Conditional Use Permit to establish a 13,140 sq. ft. manufacturing plant for production of small laboratory parts/equipment, the addition of a 5,850 sq. ft. two-story office building, full utilization of the existing 9,600 sq. ft. distribution warehouse and 1,672 sq. ft. office/caretaker's residence (permitted with a Home Occupation Permit) in two phases on 8.01 acres.
 - d) **ADOPT** the Findings related to the General Plan Amendment and the Conditional Use Permit and find that the Mitigated Negative Declaration was prepared in compliance with the California Environmental Quality Act (CEQA) and represents the independent judgement of the County;
 - e) **FILE** a Notice of Determination;
2. **DIRECT** the Clerk of the Board to publish the Notice of Hearing, pursuant to Government Code Sections 65090 and 65091, one time in a publication of general circulation at least 10 days prior to hearing date.

BACKGROUND INFORMATION: On August 21, 2003, the Planning Commission in a 3-2 vote recommended approval of the proposed General Plan Amendment and the concurrently filed Conditional Use Permit. The project description is as follows:

APN: 0351-052-16

APPLICANT: EXCEL SCIENTIFIC, INC.

PROPOSAL: **A) GENERAL PLAN LAND USE DISTRICT AMENDMENT** FROM RURAL LIVING (RL) TO COMMUNITY INDUSTRIAL (IC)
B) CONDITIONAL USE PERMIT TO ESTABLISH A 13,140 SF MANUFACTURING PLANT FOR PRODUCTION OF SMALL LABORATORY PARTS/ EQUIPMENT, ADD A 5,850 SF, TWO-STORY OFFICE BUILDING, FULLY UTILIZE THE EXISTING 9,600 SF DISTRIBUTION WAREHOUSE, AND THE 1,672 SF OFFICE/CARETAKER'S RESIDENCE (PERMITTED WITH A HOME OCCUPATION PERMIT) IN TWO PHASES ON 8.01 ACRES

COMMUNITY: WEST CAJON VALLEY, FIRST SUPERVISORIAL DISTRICT

LOCATION: NORTHWEST CORNER OF STATE HIGHWAY 138 AND HESS ROAD

JCS/INDEX: 11441CF1/DN55-64N/2002/GPA/CUP01

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In accordance with Government Code Sections 65090 and 65091, and County Development Code Section 83.010330, public notice of this hearing is to be given once at least 10 days prior to the hearing in at least one newspaper of general circulation in the respective community of the proposal. For this item, staff has determined this notice shall be published in the following newspapers: The Sun Newspaper, The Daily Press, and The Mountaineer Progress.

REVIEW BY OTHERS: This item has been reviewed by Deputy County Counsel Robin Cochran (387-8957), on March 24, 2004, and by the County Administrative Office, Patricia M. Cole, Administrative Analyst III, (387-5346) on March 26, 2004. This item was heard by the Planning Commission on August 21, 2003.

FINANCIAL IMPACT: There are no financial impacts associated with the scheduling of this item.

SUPERVISORIAL DISTRICT: 1st

PRESENTER: Michael E. Hays, Director, Land Use Services Department, 387-4141

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